

# WOKING

Unit 13-15, Wintonlea, GU21  
5EN



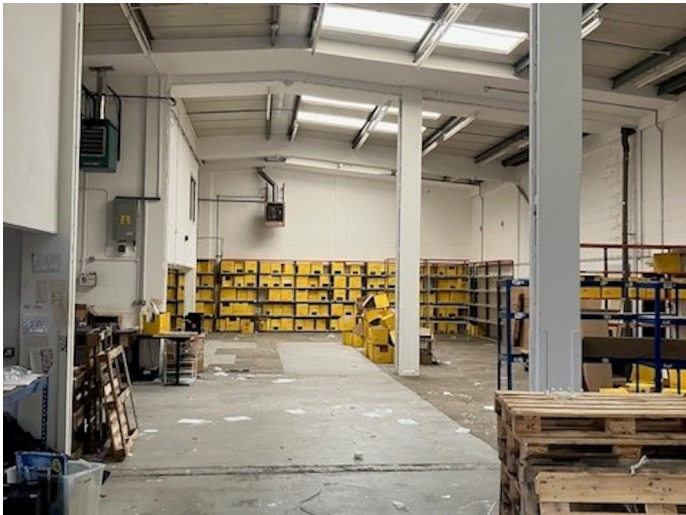
## INDUSTRIAL/LOGISTICS / WAREHOUSE / INDUSTRIAL / WAREHOUSE TO LET

**4,747 SQ FT**

- Open plan
- Kitchen and meeting rooms
- 3 roller shutters
- 5m eaves
- 3 phase power
- Parking
- Strong road connections to the M25

**UNITS 13-15 WINTONLEA INDUSTRIAL ESTATE, MONUMENT WAY  
WEST WOKING**

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## Summary

<b>Available Size</b>	4,747 sq ft
<b>Rent</b>	£16.50 per sq ft
<b>Rates Payable</b>	£6.04 per sq ft Based on the 2023 valuation according to the Valuation Office website. Applicants advised to undertake their enquiries.
<b>Rateable Value</b>	£56,000
<b>EPC Rating</b>	Upon enquiry

## Description

Units 13-15 Wintonlea Industrial Estate, offers a high quality mid terraced, open plan warehouse, benefitting from furnished upper meeting and kitchens areas.

The unit has 3 roller shutter doors measuring 3.2m X 3.2m and 5m minimum eaves height.

There are 6 wide car parking spaces to the front of the unit, which subject to tenant use of the roller shutters provides further car parking provisions.

## Location

Woking is located approximately 30 miles South West of central London and 6 miles north of Guildford Junction 11 of the M25 motorway is approximately 6 miles distant, providing easy access to the national motorway network and beyond.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor warehouse	4,249	394.75	Available
1st - Kitchen	170	15.79	Available
1st - Kitchen/Office	328	30.47	Available
<b>Total</b>	<b>4,747</b>	<b>441.01</b>	

## Viewings

Strictly by appointment through the sole agents Vail Williams.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Anti Money Laundering

To comply with Anti Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.



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